

**STATEMENT OF HARDSHIP  
AND SPECIFICATIONS OF VARIANCES REQUESTED  
5005 Central College Road**

In conjunction with the companion request to rezone a 15.9 acre parcel at 5005 Central College Road from Neighborhood General to Neighborhood Edge, the Applicant, Dominion Homes, Inc., is requesting a variance (actually variances from two provisions of the Zoning Code) from Columbus City Council with respect to certain development standards that would otherwise be applicable under the Neighborhood Edge requirements in Chapter 3320 of the Columbus Zoning Code. The variances do not address the use of the property, as the detached single family use permitted by the Neighborhood Edge District will be implemented on the property. Instead, the variances address development standards otherwise applicable in the Neighborhood Edge District. The Applicant respectfully submits, as set forth below, that practical difficulties are presented and the requested variance will not adversely affect other properties or the Community as a whole.

The Applicant is one of a handful of developers that has developed homes within the Neighborhood Edge District of the City's Traditional Neighborhood Development Ordinance since its adoption in 2001. Its experience based on sales data and customer input over time establishes that the garage configuration variance is necessary to meet market preferences; stated differently, the market has not responded well to home designs that strictly comport with the Neighborhood Edge development standards as to garage details. As to the tree spacing variance, the tree spacing as requested is necessary to avoid a monotonous and unattractive streetscape. As a result, the Applicant submits that the requested variances are modest in scope, are consistent with prior, similar approaches approved by the City, and are necessary to alleviate

practical difficulties encountered in the development of this single family neo-traditional neighborhood. In all respects other than as approved in the requested variances, the requirements of the Columbus Zoning Code applicable in the Neighborhood Edge District will be met.

The variances sought are substantially consistent with provisions of a neo-traditional Planned Unit Development zoning approved by City Council in the northwest area of the City (Ordinance No. 1890-2006; Z06-045; Subarea 2A) and variances approved by the Columbus Board of Zoning Adjustment in other Neighborhood Edge districts (e.g., BZA Order Nos. 04310-00085 and 04310-00087). Specifically, the Applicant requests:

1. a variance from Section 3320.19(B)(19) and (20), Private Buildings:

To eliminate the requirement for garages to be recessed 2 feet from the front façade of the main building to allow garages to project a maximum of 8 feet forward of the building façade on a maximum of 40 percent of the units built within the site.

2. a variance from Section 3320.15 of the Columbus Zoning Code, Thoroughfare Standards

Table (planting pattern requirements):

To vary requirements of the Thoroughfare Standards Table by increasing the spacing between street trees to include a random pattern with trees a maximum spacing between trees of 60 feet.

The Developer shall install at least the equivalent of one street tree per thirty (30) lineal feet of street frontage, for both sides of the street. If staggered, there shall be a maximum horizontal spacing (across street) of thirty (30) feet. The foregoing notwithstanding, the Developer may place trees based on site conditions, and may redistribute the balance as grouped elsewhere within the site.

The Applicant is willing, in consideration of the granting of the requested variances, to agree to the following conditions:

- 1.) All homes constructed on the 15.9 acre site shall incorporate either a front architectural element (such as a wall segment) or an architectural accent feature (such as a water table) of natural materials (including brick, stone, stucco stone, cementitious siding).

- 2.) For any lot with a forward-sitting garage, there will not be a resultant reduction in the required front or rear setbacks.
- 3.) Each home with a garage-forward design shall have a minimum 100 square foot open porch with railing. Additionally, the same material used on the garage façade will be used on the return to the house's façade wall.
- 4.) No more than 40 percent of the homes constructed on the 15.9 acre site shall have a forward-sitting garage, and no homes with forward-sitting garages shall be located either on a corner lot or next to another home with a forward-sitting garage.
- 5.) The overall number of street trees shall be equivalent to one street tree per 40 lineal feet of street frontage. The overall number of trees planted on the site shall not be less than the number of street trees that would be planted if the variance were not granted (i.e., street trees at 30 feet on center), with additional trees above the number planted as street trees being planted within common open spaces.